

**REGULAR MEETING OF THE  
FRISCO COMMUNITY DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS**

**GEORGE A. PUREFOY MUNICIPAL CENTER  
3<sup>RD</sup> FLOOR CONFERENCE ROOM  
6101 FRISCO SQUARE BOULEVARD  
FRISCO, TEXAS 75034**

**THURSDAY, DECEMBER 19, 2009  
6:30 P.M.**

**MINUTES**

**CALL TO ORDER**

Secretary Cynthia Hurley called the meeting to order at 6:30 p.m. Board Members present included Secretary Cynthia Hurley, Treasurer Keith Wright, Gary Carley, Craig Moen and Marc Robertson. Board Members absent included President Hunt Reifschneider and Vice-President Allen Biehl.

City staff present included City Manager George Purefoy, Deputy City Manager Henry Hill, Assistant City Manager Ron Patterson, Director of Parks and Recreation Rick Wieland, Assistant Director of Finance Danny Collier, CIP & Parks Planning Manager Dudley Raymond and Strategic Services Manager / Assistant to the City Manager John Eaglen.

**CITIZEN INPUT**

No action was taken on this item.

**ROUTINE BUSINESS**

1. Consider and act upon approval of the Minutes of the November 19, 2009 Meeting of the Board.

Craig Moen moved to approve the minutes of the November 19, 2009 Meeting of the Board. Marc Robertson seconded the motion and the motion was approved 5-0.

2. Parks Report.

CIP & Parks Planning Manager Dudley Raymond provided an overview of the current parks projects with the Board. Highlights of this report included the start of construction for the 2<sup>nd</sup> Phase of BF Phillips Community Park.

3. Financial and Budgetary Update.

A. December Meeting Monthly Financial Report.

Assistant Director of Finance Danny Collier provided an overview of the current financial update of the FCDC. The Board discussed components of the report and City staff answered questions relating to sales tax receipts.

4. Attendance Report.

There was no discussion or action taken on this agenda item.

**REGULAR AGENDA**

5. Continued discussion regarding the Wier Property and its future use.

Deputy City Manager Henry Hill discussed some general options for programs relating to artists and provided information for the Board to review and comment. Highlights of the discussion included general options for an artist retreat and the overall caretaking of the property. The Board asked if Public Art Manager Richard Oldham could attend next month's meeting and provide some further information on the artist retreat concept for the Board to consider.

6. Continued discussion regarding CDC name recognition.

***Craig Moen left the meeting at 7:15 p.m.***

Strategic Services Manager / Assistant to the City Manager John Eaglen provided the Board with the status of development of the CDC Milestone Chronology; he will be sending a draft of this document out to the Board for review and comment.

7. Discussion regarding the current status of the Museum of the American Railroad.

***This agenda item was moved forward on the meeting agenda; discussion of this agenda item started at 6:31 p.m.***

Deputy City Manager Henry Hill provided the Board with an update on the Museum of the American Railroad Project, and added that the Museum staff would be present at the next Board meeting to provide further updates and answer questions. Highlights of the discussion included the status of the Museum's plan submittal, discussions with the BNSF Railroad and logistical issues with the Museum's relocation from Dallas to Frisco.

Assistant City Manager Ron Patterson provided the Board an update on the Beal Building space planning process. Highlights of the discussion included a review of the tenants and the tenant space requirements, presentation of the schematic design for the building, discussion of the rail lines associated with the building site, discussion of a narrow track running from the building to under the Dallas North Tollway towards the Grand Park site, public access to the different user areas in the building and the branding and naming of the facility, and the Museum's current Project schedule.

8. Discussion of the Development of a Day Labor Facility.

City Manager George Purefoy discussed that there have been some local churches that have expressed interest in participating in this Project; Mr. Purefoy added that he did not know if there was interest on behalf of the churches in operating this facility or if the interest was participating in the construction of the facility. Mr. Purefoy stated that City staff would get some more information on this item and bring this back to the Board for further discussion next month.

9. Discussion on the potential naming of the Beal Building.

Mr. Wright asked if the "Beal Building" label tagged by the Board was the official name of the building. Assistant City Manager Ron Patterson replied that the Beal Building reference was related to the previous owner of the building, Beal Aeronautics.

10. Discussion regarding future agenda items.

There was no discussion on this agenda item. Throughout the course of the meeting, the items that were identified to come to the FCDC at a future meeting included:

- Continued discussion regarding the Wier Property and its future use;
- Continued discussion regarding CDC name recognition;
- Update on the Museum of the American Railroad Project;
- Discussion of the development of a Downtown Day Labor Facility.

**CLOSED SESSION**

11. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit:

- A. Section 551.087. Deliberation regarding commercial or financial information that the City has received from a business prospect and to deliberate the offer or other incentives to a business prospect.

The need to go into Closed Session was not required for this meeting.

12. Reconvene into Regular Session and take any action necessary as a result of the Closed Session.

No action was required or taken.

### **ADJOURN**

Gary Carley moved to adjourn the meeting. Marc Robertson seconded the motion, and the motion was unanimously approved 4-0. The meeting was adjourned at 7:21 p.m.

### **ATTEST:**

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Cynthia Hurley  
Secretary of the Board of Directors, presided over the December 17, 2009 Meeting  
Frisco Community Development Corporation